

REVISED AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, August 23, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 8/9/12**

2. **Land Use Enforcement**
 - a. **Executive Session with Town Counsel:** 1 High Ridge Rd, 9 Stony Farm Lane
 - b. **Enforcement Officer's Report:**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 8/13/12; Zoning Board of Appeals 8/6/12; Planning Commission 8/2/12; Zoning Sub-Committee
 - b. **Legal Briefings for Building Inspectors: August 2012**

4. **Public Hearing 7:30 p.m.**
 - a. **57 Laurel Hill Road #201200636: Design Review for Proposed Incentive Housing "Laurel Hill Townhomes" (ph close date 9/27/12)**
 1. Report titled "Incentive Housing Restriction"
 2. Drainage Report for Laurel Hill Townhomes – 57 Laurel Hill Rd prepared by CCA, LLC dated 6/20/12 revised through 8/15/12
 3. Map titled "Pre-Development Drainage Area Map" prepared by CCA, LLC dated 6/6/12 revised through 8/16/12 – sheet DA1
 - "Post-Development Drainage Area Map" dated 6/6/12 revised through 8/16/12 – sheet DA2
 - "Catch Basin Drainage Area Map" dated 6/22/12 revised through 8/16/12 – sheet DA3
 4. Map titled "Layout And Materials Plan" prepared by CCA, LLC dated 6/6/12 revised through 8/16/12 – sheet C1
 - "Grading And Drainage Plan" dated 6/6/12 revised through 8/16/12 – sheet C2
 - "Utilities Plan" dated 6/6/12 revised through 8/16/12 – sheet C3
 - "Erosion Control Plan" dated 6/6/12 revised through 8/16/12 – sheet C4

 - b. **204 Candlewood Lake Road #201200635: Design Review to demolish the existing building, rebuild new addition, new septic system, parking and pool (ph close date 9/27/12)**
 1. Lighting Plan - "Prisma Lighting Fixtures" prepared by Reflexlighting dated 8/15/12
 2. Bond Estimate Sheet prepared by CCA, LLC dated 8/15/12 (*attached to lighting plan*)
 3. **Map Cover Sheet titled "Site Development Plans – Candlewood East Marina" prepared by CCA, LLC dated 7/3/12 revised through 8/2/12**
 - "General Legend, Notes And Abbreviations" dated 6/2012 – sheet N1
 - "Property & Topographic Survey" dated 3/9/12 revised 5/10/12 – sheet 1 of 1
 - "Layout And Materials Plan" dated 6/14/12 revised through 8/2/12 – sheet C1
 - "Grading & Drainage Plan" dated 6/14/12 revised through 8/2/12 – sheet C2
 - "Landscape Plan" dated 6/14/12 revised through 8/2/12 – sheet C3
 - "Septic System Design" dated 6/14/12 revised through 8/2/12 – sheet C4
 - "Septic System Details" dated 6/14/12 – sheet C5
 - "Notes & Details" dated 6/14/12 – sheet C6
 - "Sedimentation And Erosion Control Plan" dated 12/7/05 – sheet E1

5. Continued Public Hearing:

- a. **40 & 64 Laurel Hill Road (The Residences at Laurel Hill) #201200588: Design Review for a proposed Incentive Housing Project** (*ph close date 9/13/12*)
1. Report titled "Incentive Housing Restriction"

6. Old Business:

- a. **887 Federal Road #200300284: Application for Permit Extension – 5 years**
1. Copy of "Site Plan" prepared by CCA, LLC dated 2/26/04 revised 3/2004 – sheet 2
- b. **227 Candlewood Lake Road #201200678: Proposed Regulation Change to Section 242-501 – Table of Permitted Uses to add the following use as a permitted use in the IRC 80/40 under storage: "Boats, Indoor" and Required Area: "40" (Public Hearing scheduled for 9/13/12)**
- c. **227 Candlewood Lake Road #201200679: Proposed Regulation Change to Section 242-502D2(i) – Automotive and boat sales, repair or storage with listed precautions (Public Hearing scheduled for 9/13/12)**

7. New Business:

- a. **Proposed Regulation Change #201200721: Section 242-401E – Prohibitions in Residential Districts to delete "Drainage and Storm Water Run-off.**
1. Letter from Neil Marcus to Katherine Daniel and Zoning Commission dated 7/18/12
Re: Zoning Regulation Section 242-401E(2)
- b. **1112 Federal Road (Trident) #201200727: 45 square foot roadside sign (dec date 10/27/12)**
1. "Location Plan" faxed into Land Use 8/14/12
 2. "Assessors Map" faxed into Land Use 8/14/12
 3. "Schematic Design" faxed into Land Use 8/14/12
 4. "Detailed Highway Plan" showing proposed sign location dated 8/14/12
- c. **46 Delmar Drive (ABC Fuel Oil) #201200729: Certificate of Zoning Compliance in the Aquifer District for office space, storage and parking of company vehicles for a home fuel oil business (dec date 10/27/12)**
1. Hazardous & Contaminant Materials Control Plan
- d. **84, 106, 112, 128 & 140 Federal Road (BJ's Wholesale Club) #201200732: Design Review Modification adding BJ's gas facility and removing 3,200 sq. ft. of Restaurant from program. Revising parking area adjacent to the gas station. Drainage in the vicinity becomes 2 subsurface infiltration fields. Utilities modified to be coordinated with gas station (dec date 10/27/12)**
1. Letter from Brian McCarthy, VP R.J. O'Connell & Assoc. to Katherine Daniel dated 8/16/12 Re: Proposed BJ's Wholesale Club – 84-140 Federal Road
 2. **Map Cover Sheet titled "Proposed BJ's Wholesale Club" prepared by RJ O'Connell & Assoc., Inc. dated 8/16/12 – sheet CO.1**
 - "Overall Site Plan" dated 2/8/11 revised through 8/16/12 – sheet OA-1
 - "Grading and Drainage Plan" dated 2/8/11 revised through 8/16/12 – sheet C-2
 - "Grading & Drainage Enlargement Plan" dated 8/16/12 – sheet C-2A
 - "Utility Plan" dated 2/8/11 revised through 8/16/12 – sheet C-3
 - "Parking And Traffic Control" dated 2/8/11 revised through 8/16/12 – sheet C-4
 - "Landscape Plan" dated 2/8/11 revised through 8/16 12 – sheet L-1
 - "Drainage And Stormwater Details-1" dated 2/8/11 revised through 8/16/12 – sheet C-9

- “Drainage And Stormwater Details-II” dated 4/4/11 revised through 8/16/12 – sheet C-10
 - “Miscellaneous Details” dated 2/8/11 revised through 8/16/12 – sheet C-11
 - “Site Lighting Plan” dated 2/9/11 revised through 8/16/12 – sheet SL-1
- e. **604 Federal Road (Toyotomi USA) #201200738: Site Plan Modification to re-side and re-roof small individual asphalt roofs** (*dec date 10/27/12*)
1. Picture of building prepared by ProVia Studio handed into Land Use 8/16/12
- f. **Proposed Regulation Change #201200756: Section 242-505A – Town Center District**

7. **Tabled Items:**

8. **Informal Discussion:**

a.

9. **Comments of Commissioners:**

10. **Adjourn:**

****Next Regular Meeting Scheduled for September 13, 2012****